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ORDINANCE NO. 46-220

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY  
OF THE CITY OF WICHITA, KANSAS.

**SECTION 1.** That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

**Case No. ZON2004-00024**

Request for zone change from “SF-5” Single-family Residential and “LC” Limited Commercial to “LI” Limited Industrial on property described as:

All that part of the Southwest Quarter of Section 16, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying North and East of the Riverside Drainage Canal as condemned in District Court Case No. 48670 and north of the North line of Brooking By-Pass 2nd Addition and west of the West line of Interstate Highway No. 235 as condemned in District Court Case A-76777 EXCEPT the south 240 feet of the north 270 feet of the west 363 feet thereof and EXCEPT Aikman Addition, and EXCEPT the west 40 feet for highway. Generally located southeast of Broadway Avenue and the IH-235 Loop, more specifically approximately 300-feet east of Broadway Avenue, south of 43<sup>rd</sup> Street South and on the north side of Santa Fe Avenue.

**SUBJECT TO PLATTING WITHIN ONE YEAR AND THE PROVISIONS OF THE FOLLOWING PROTECTIVE OVERLAY #142:**

- (1) Retain the mature hedge along the site's north and west sides. If the hedge comes down replace with 6-foot solid screening and meet the City of Wichita's Landscape Ordinance requirements along the site's west and north sides, where adjacent to residential uses.
- (2) Lighting standards shall be no more than 20 feet in height along the site's north and west sides, and shall otherwise conform to Sec. IV-B.4 of the Unified Zoning Code

**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

**ADOPTED AT WICHITA, KANSAS, July 27, 2004.**

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Carlos Mayans, Mayor

**ATTEST:**

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Karen Sublett, City Clerk

(SEAL)

Approved as to form:

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Gary E. Rebenstorf, City Attorney